

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 S/E Corner Big Falls Road and Hicks Road \* ZONING COMMISSIONER  
 (17909 Big Falls Road) \* OF BALTIMORE COUNTY  
 7<sup>th</sup> Election District \*  
 3<sup>rd</sup> Councilmanic District \*  
 William E. Burns \* Case No. 99-427-SPH  
 Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, William E. Burns, through his attorney, J. Neil Lanzi, Esquire. The Petitioner seeks approval of the non-density transfer of 1.69321 acres, more or less, from the subject property, zoned R.C.4, to an adjoining lot owner, and to permit future residential accessory structures to be located thereon without further hearing. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William E. Burns, property owner, and Marvin D. and Janet B. Miller, adjacent property owners. Mrs. Miller is Mr. Burns' sister and the recipient of the non-density transfer. Also present was A. Leroy Snyder, Registered Property Line Surveyor, who prepared the site plan for this property, and J. Neil Lanzi, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that Mr. Burns owns several parcels of land in the vicinity of Big Falls Road, between the NCR Trail and Hicks Road in White Hall. The parcel which is the subject of this request consists of a gross area of 69.524 acres, more or less, zoned R.C.4, and is unimproved. The subject parcel, known as 17909 Big Falls Road, is located

ORDER RECEIVED FOR FILING  
 Date 7/25/99  
 By [Signature]

near the intersection of Big Falls Road and Hicks Road and is separated from that corner by a small, square-shaped parcel containing approximately 0.55098 acres. That parcel is owned by Mr. & Mrs. Miller and is located immediately adjacent to the aforementioned intersection. The Miller property, known as 17801 Big Falls Road, is improved with a one-story brick and frame dwelling, and two small sheds.

The Petitioner seeks approval of a transfer of a portion of his property which is adjacent to the side and rear of the Miller lot. As shown on the plan, Mr. Burns proposes to transfer 1.69321 acres of his land which abuts the Miller property for the purpose of providing the Miller's with a larger lot and yard area. This parcel is identified as Parcel A on the site plan. Relief is also requested to allow the construction of a shed on Parcel A. While Parcel A will not be improved with a principal building, the proposed shed will serve as an accessory structure to the Miller dwelling and will be used to store lawn and garden tools and equipment. No density attributable to the Burns' tract will be associated with this conveyance. Testimony indicated that Mr. Burns proposes the non-density transfer at this time in that he envisions further subdividing his property. Moreover, a minor subdivision plan was submitted at the hearing which shows that a lot will be carved from the remaining Burns' tract to permit the construction of a single family dwelling for another member of Mr. Burns' family.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the requested relief. The proposed non-density transfer of 1.69321 acres to the Millers will not be detrimental to surrounding properties and appears appropriate to enlarge the open space and yard area of the Miller property, which is located in an agricultural area. Moreover, permission to place a shed on that land is appropriate. The shed will be accessory to the use of the Miller property and is necessary to store the machinery used to maintain same. Thus, in my view, the relief requested is appropriate and should be granted.

7/30/99  
[Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of July, 1999 that the Petition for Special Hearing to approve the non-density transfer of 1.69321 acres, more or less, zoned R.C.4, from the subject property to an adjoining lot owner, and to permit future residential accessory structures to be located on that land, identified as Parcel A, without further hearing, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

06/29/99  
66/69  
BY



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

July 30, 1999

J. Neil Lanzi, Esquire  
409 Washington Avenue, Suite 617  
Towson, Maryland 21204

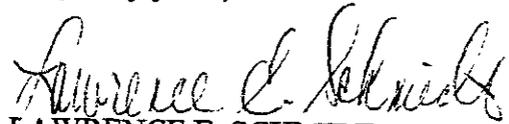
RE: PETITION FOR SPECIAL HEARING  
SE/Corner Big Falls Road and Hicks Road  
(17909 Big Falls Road)  
7th Election District -- 3rd Councilmanic District  
William E. Burns - Petitioner  
Case No. 99-427-SPH

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. William E. Burns  
17909 Big Falls Road, White Hall, Md. 21161  
Mr. & Mrs. Marvin Miller  
17801 Big Falls Road, White Hall, Md. 21161  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 17801 DM  
17909 Big Falls Road  
which is presently zoned RC4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The non-density transfer of 1.69321 acres + of RC4 zoned land to an adjoining lot owner and to permit ~~the~~ future residential accessory structures to be located on Parcel A without further hearing. (PARCEL "A" NOT IMPROVED WITH A PRINCIPAL BUILDING)  
DM

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

J. Neil Lanzi  
Name - Type or Print \_\_\_\_\_  
Signature J. Neil Lanzi  
J. Neil Lanzi, P.A.  
Company \_\_\_\_\_  
409 Washington Ave, Ste 617 (410) 296-0686  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, MD 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

William E. Burns  
Name - Type or Print \_\_\_\_\_  
Signature William E. Burns  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_ DM  
17909 Big Falls Road (CONTACT ATTORNEY)  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Whitehall MD 21161  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

J. Neil Lanzi  
Name \_\_\_\_\_  
409 Washington Ave Ste 617 (410) 296-0686  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JL Date 4/28/99

Case No. 99-427-SPH

ORDER REQUIRED FOR FILING  
Date 4/28/99  
BY [Signature]  
2015/98

A 27

A. L. Snyder  
Surveyor, Inc.  
1911 Hanover Pike  
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

#17801 Big Falls Road

April 26, 1999

Beginning for the same at a point in or near the center of Big Falls Road at a distance of 245 feet east of the centerline of Hicks Road; thence the following courses,

- 1.) S 61° 08' 52" W 124.92 feet; thence,
- 2.) S 55° 54' 02" W 142.96 feet; thence,
- 3.) S 11° 19' 20" E 322.72 feet; thence,
- 4.) N 65° 14' 00" E 231.75 feet; thence,
- 5.) N 51° 49' 01" E 105.15 feet; thence,
- 6.) N 23° 34' 39" W 321.63 feet to the point of beginning.

Containing 2.24419 Acres of land, more or less.

Known as #17801 Big Falls Road.



Being a part of that parcel of land conveyed by Ruth A. Pearce, et al to William Edwin Burns by deed dated November 5, 1966 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4693 folio 080 etc.

Saving and excepting 0.55098 acres of land conveyed by Edwin M. Burns and Helen E. Burns, his wife, to Marvin Douglas Miller and Janet Burns Miller, his wife, by deed dated August 13, 1959 and recorded among the Land Records of Baltimore County, Maryland in Liber W.J.R. 3578 folio 374 etc.

99-427-SPH

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 067813

JL 427

DATE: 4/28/99 ACCOUNT: 80016150

AMOUNT \$ 50.00

RECEIVED FROM: NEIL LANZI PA

FOR: Res. SPH

PAID RECEIPT  
PROCESS ACTUAL DATE  
4/28/1999 4/28/1999 09:46:13  
RE: 1501 CASHIER JICIC JMR DRAMER 1  
DEPT 5 528 ZUBRING VERTICATION  
RECEIPT # 099461  
CR NO. 067813

Receipt for  
50.00 BK  
50.00 IN  
Baltimore County, Maryland

99-427-SPH

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-427-SPH  
17801 Big Falls Road  
S/S Big Falls Road, 250'  
E. of Hicks Road  
7th Election District  
3rd Councilmanic District  
Legal Owner(s):

William E. Burns

Special Hearing: to approve the non-density transfer of 1.69321 +/- acres to an adjoining lot owner and to permit further residential accessory structures to be located on Parcel 'A' without further hearings.

Hearing: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5444 May 27 C315156

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/27/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/27/, 1999.

**THE JEFFERSONIAN,**

*S. Wilkinson*

LEGAL ADVERTISING

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 427

Petitioner: William E. Burns

Address or Location: ~~17909~~ Big Falls Road  
17801

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Neil Canzi

Address: 409 Washington Ave Suite 617  
Towson MD 21204

Telephone Number: 410-296-0686

Revised 2/20/98 - SCJ

**99.427.SPH**

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 99-427-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A SPECIAL HEARING TO APPROVE A NON-DENSITY TRANSFER  
OF 1.69321 AC± OF RC-4 ZONED LAND TO AN ADJOINING-LOT OWNER  
AND TO PERMIT <sup>FUTURE</sup> RESIDENTIAL ACCESSORY STRUCTURES  
TO BE LOCATED ON PARCEL "A" WITHOUT FURTHER HEARINGS (PARCEL "A"  
NOT BEING IMPROVED WITH A PRINCIPAL BUILDING)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 14, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-427-SPH  
17801 Big Falls Road  
S/S Big Falls Road, 250' E of Hicks Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: William E. Burns

Special Hearing to approve the non-density transfer of 1.69321 +/- acres to an adjoining lot owner and to permit further residential accessory structures to be located on Parcel "A" without further hearings.

HEARING: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: J. Neil Lanzi, Esquire  
William E. Burns

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
May 27, 1999 Issue – Jeffersonian

Please forward billing to:

Neil Lanzi, Esquire  
409 Washington Avenue  
Suite 617  
Towson, MD 21204

410-296-0686

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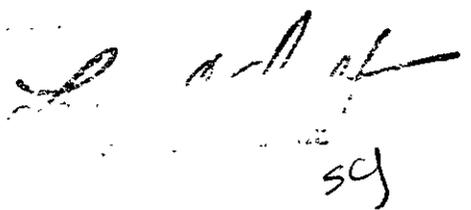
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-427-SPH  
17801 Big Falls Road  
S/S Big Falls Road, 250' E of Hicks Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: William E. Burns

Special Hearing to approve the non-density transfer of 1.69321 +/- acres to an adjoining lot owner and to permit further residential accessory structures to be located on Parcel "A" without further hearings.

HEARING: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 11, 1999

J. Neil Lanzi, Esq.  
409 Washington Avenue, Suite 617  
Towson, MD 21204

RE: Case No.: 99-427-SPH  
Petitioner: Burns  
Location: 17801 Big Falls Road

Dear Mr. Lanzi:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 17, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for May 17, 1999  
Item Nos. 423, 424, 425, 427, 429,  
431, 432, and 433

(Item Nos. 426 and 434 were BLANK.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

LES  
6/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 10, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 5.6.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 427

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'M. M. Lenhart'.

for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
17801 Big Falls Road, S/S Big Falls Rd, 250' E of  
Hicks Rd, 7th Election District, 3rd Councilmanic

Legal Owners: William E. Burns

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-427-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 6<sup>th</sup> day of May, 1999, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 27, 1999

J. Neil Lanzi, Esquire  
409 Washington Avenue  
Suite 617  
Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number 99-427-SPH, 17801 Big Falls Road

The above matter, previously assigned to be heard on June 14, 1999 has been postponed at your request. The hearing has been **rescheduled for Tuesday, June 29, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink that reads "Arnold Jablon". The signature is written in a cursive style and includes a date "5/29" written below it.

Arnold Jablon  
Director

AJ:scj

c: William E. Burns

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

**J. NEIL LANZI, P.A.**  
ATTORNEY AT LAW  
MERCANTILE BUILDING, SUITE 617  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: [jnlanzi@ix.netcom.com](mailto:jnlanzi@ix.netcom.com)

5/25/99 postp.  
g  
SJ  
OK

**COLUMBIA**  
Suite 1200, Merrill Lynch Bldg  
10320 Little Patuxent Parkway  
Columbia, Maryland 21044

Reply to Towson

J. Neil Lanzi  
OF COUNSEL  
Fred L. Coover\*

\*Also Admitted in District of Columbia

May 24, 1999

Hand-Delivered

Arnold Jablon, Director  
Baltimore County  
Department of Permits  
and Development Management  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Case No. 99-427-SPH  
17801 Big Falls Road

Dear Mr. Jablon:

This letter is to request a postponement of the above referenced zoning hearing presently scheduled for Monday, June 14, 1999 at 9:00 a.m. The basis for the request is that I have a Circuit Court appeal hearing scheduled for Monday, June 14, 1999 at 9:30 a.m. in Civil Action No. 3-C-99-00485, which hearing was specially set several months ago.

In the event you agree to postpone this case, I would respectfully request the hearing not be scheduled during the week of June 21 – 25 as I am scheduled for trial in the Circuit Court for Baltimore City. I would further request the hearing not be scheduled July 9, 12, 13, 29 or 30, 1999, as I will be out of state on vacation.

Thank you very much for your consideration.

Very truly yours,



J. Neil Lanzi

cc: Mr. and Mrs. Marvin Miller

99-1377

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NEIL LANZET

409 Washington Ave Ste 617 Towson

Roy SANDER

1911 Hanover Park HAMPSHIRE MD 21074

Marvin D. Miller

17801 Big Falls Rd White Hall  
21161 Md.

WILLIAM E. BURANS

17909 Big Falls Rd. WHITE HALL  
Md.

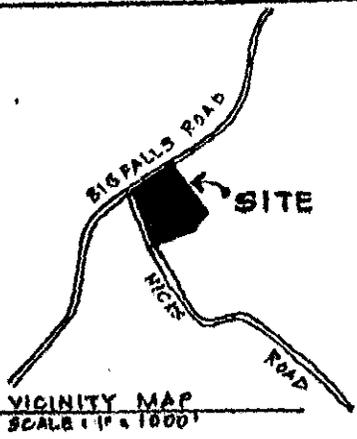
Janet B. Miller

17801 Big Falls Rd. White Hall,  
md. 21161



**NOTES**

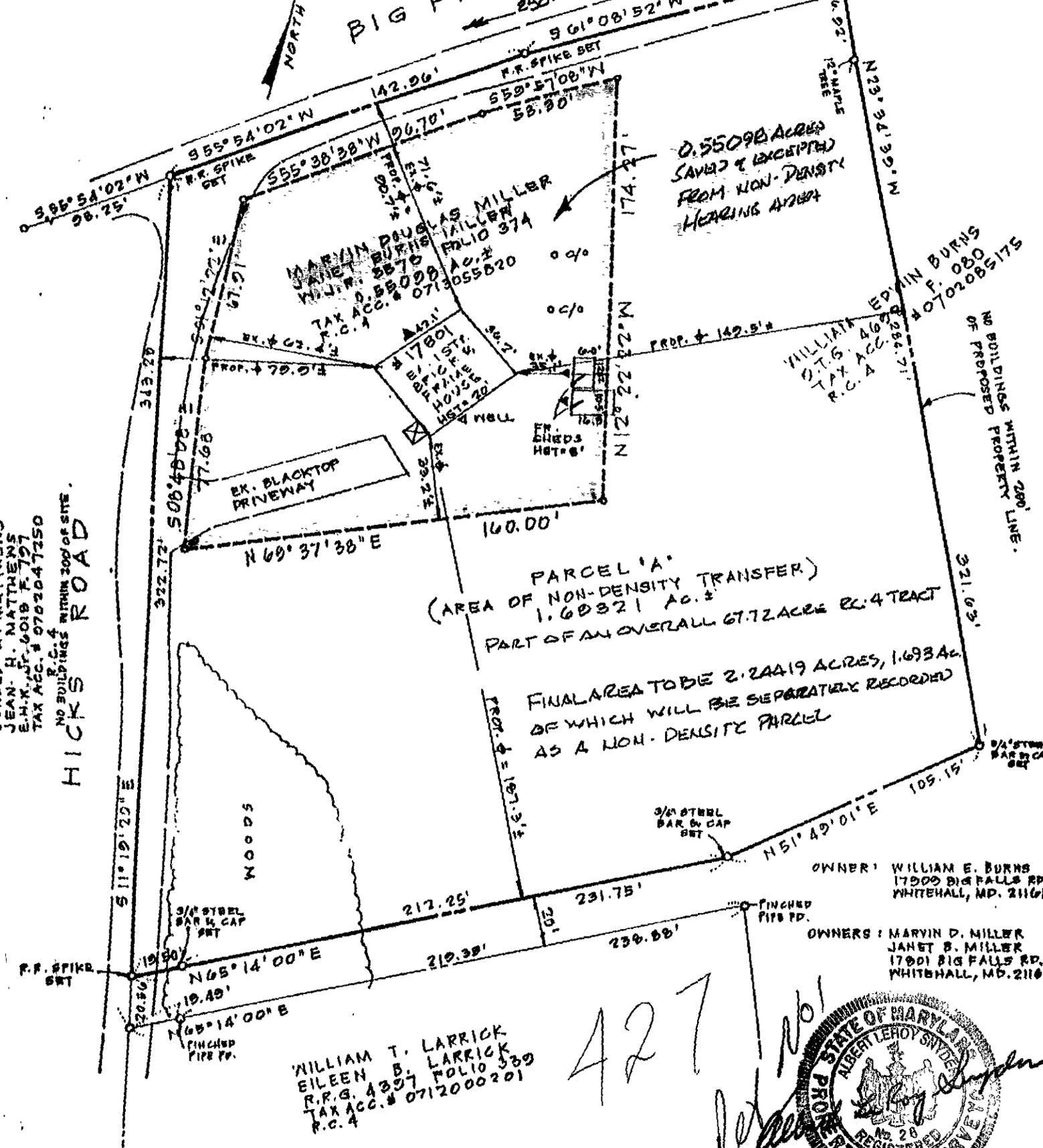
1. CURRENT ZONING CLASSIFICATION: R.C.4 (700 SCALE MAP #NW 29A)
2. THERE IS NO WELL OR SEPTIC ON THE NON-DENSITY PARCEL
3. THERE ARE NO STRUCTURES ON THE NON-DENSITY PARCEL
4. THE PROPERTY IS NOT IN A 100 YR FLOOD PLAIN.



VIGNETTE MAP  
SCALE: 1/4" = 100'

ROBERT R. CHRISTY  
MARGARET G. CHRISTY  
H.J.R. 3970 FOLIO 395  
TAX ACC. # 0703023370  
R.C. 4  
NO BUILDINGS WITHIN 200' OF SITE.

**BIG FALLS ROAD**  
250' TO CENTERLINE HICKS ROAD  
124.92  
96°08'52" W



**PLAN TO ACCOMPANY ZONING HEARING FOR SPECIAL EXCEPTION #17801 BIG FALLS ROAD**

7TH ELECTION DISTRICT  
SCALE: 1/4" = 50'  
COUNCILMANIC DISTRICT: 3

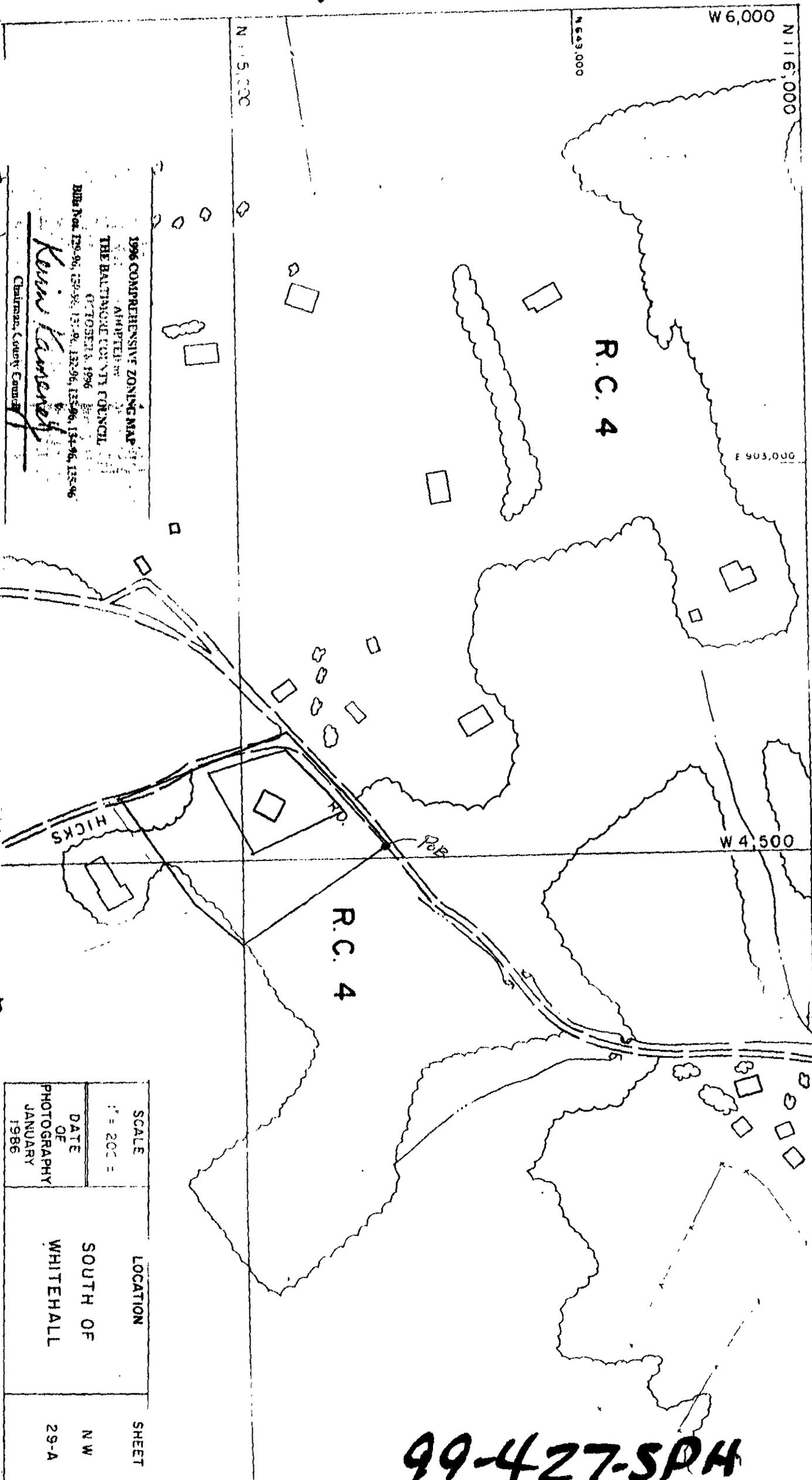
BALTIMORE COUNTY, MARYLAND  
DATE: APRIL 26, 1999  
CENSUS TRACT: 4071



PREPARED BY:  
**A.L. SNYDER**  
SURVEYOR, INC.  
1911 HANOVER PIKE  
HAMPSTEAD, MD. 21074  
410-239-7744

JOB NO. 98018

**99.427-SPH**



1986 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 SESSIONS, 1986  
 Bills Nos. 129-90, 129-91, 131-90, 132-90, 133-90, 134-90, 135-90  
*Kevin Kammerly*  
 Chairman, County Council

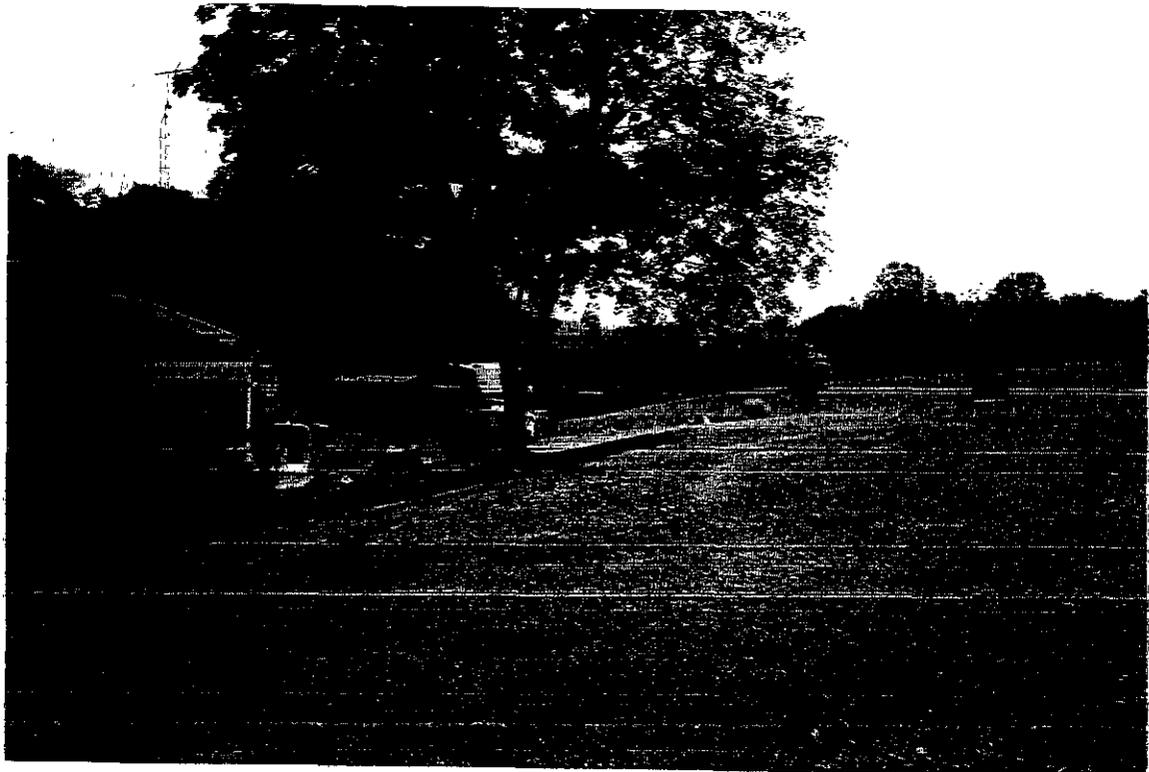
SCALE 1" = 200'	LOCATION SOUTH OF WHITEHALL	SHEET N W 29-A
DATE OF PHOTOGRAPHY JANUARY 1986		

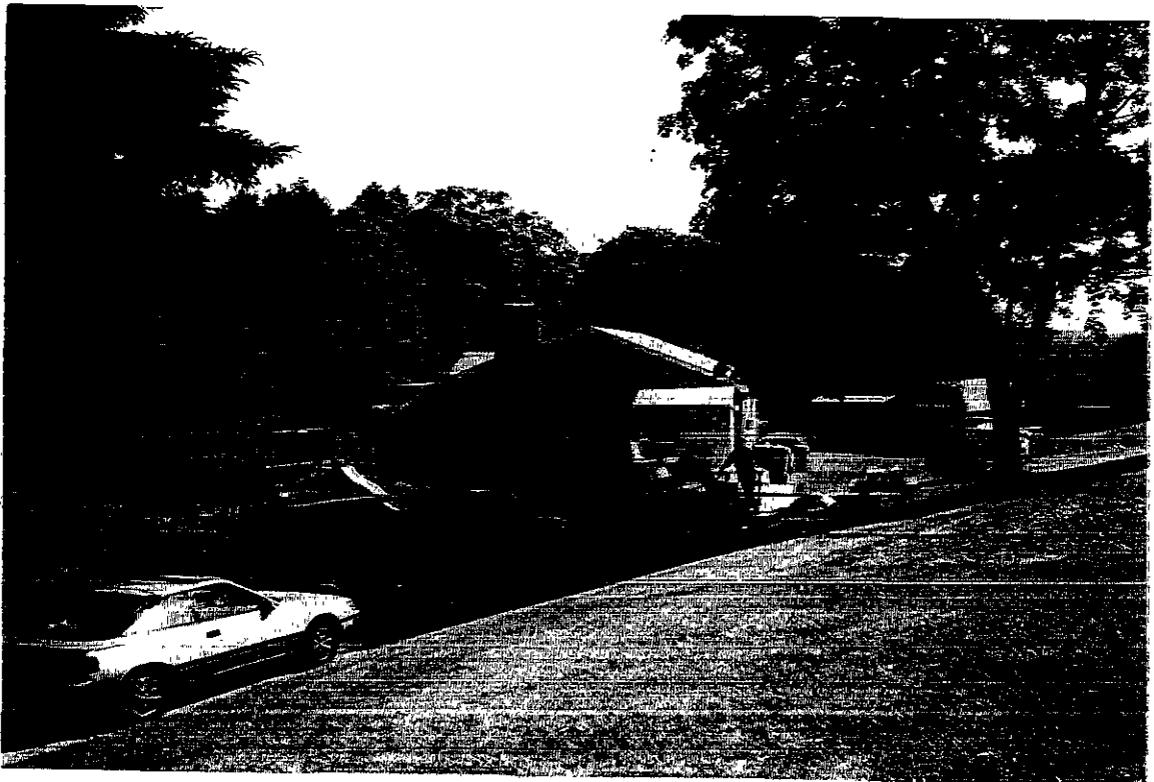
427

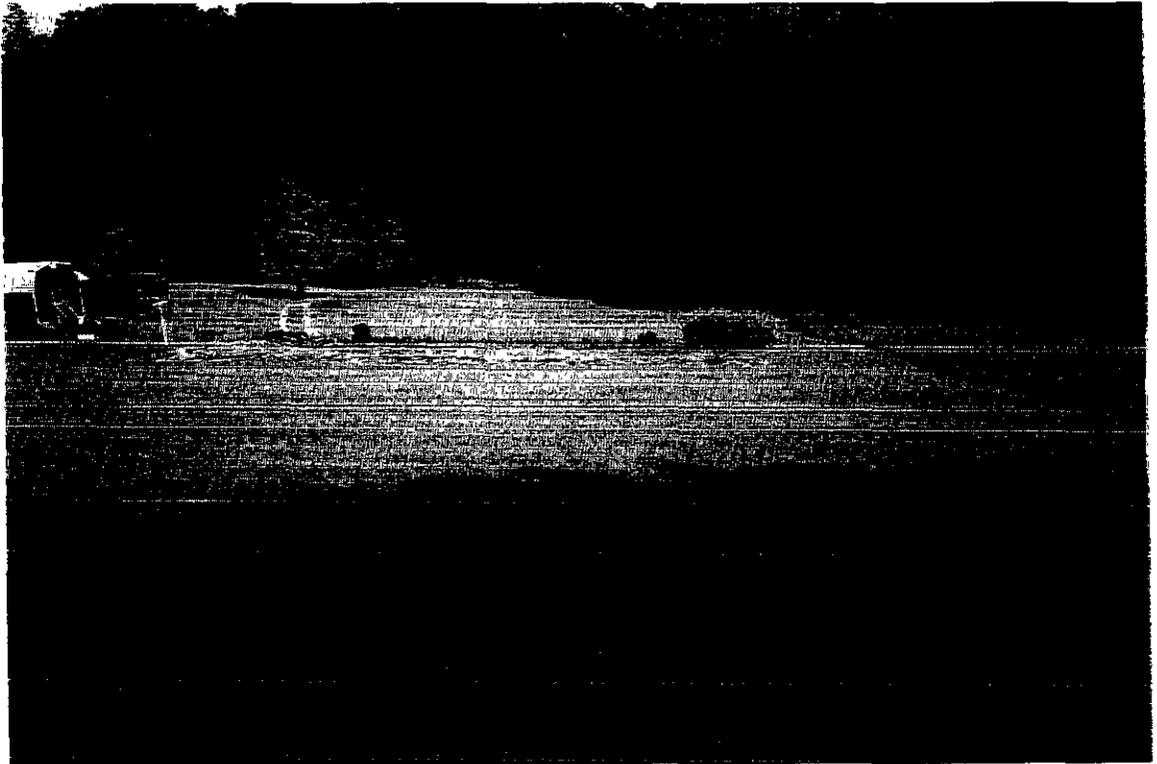
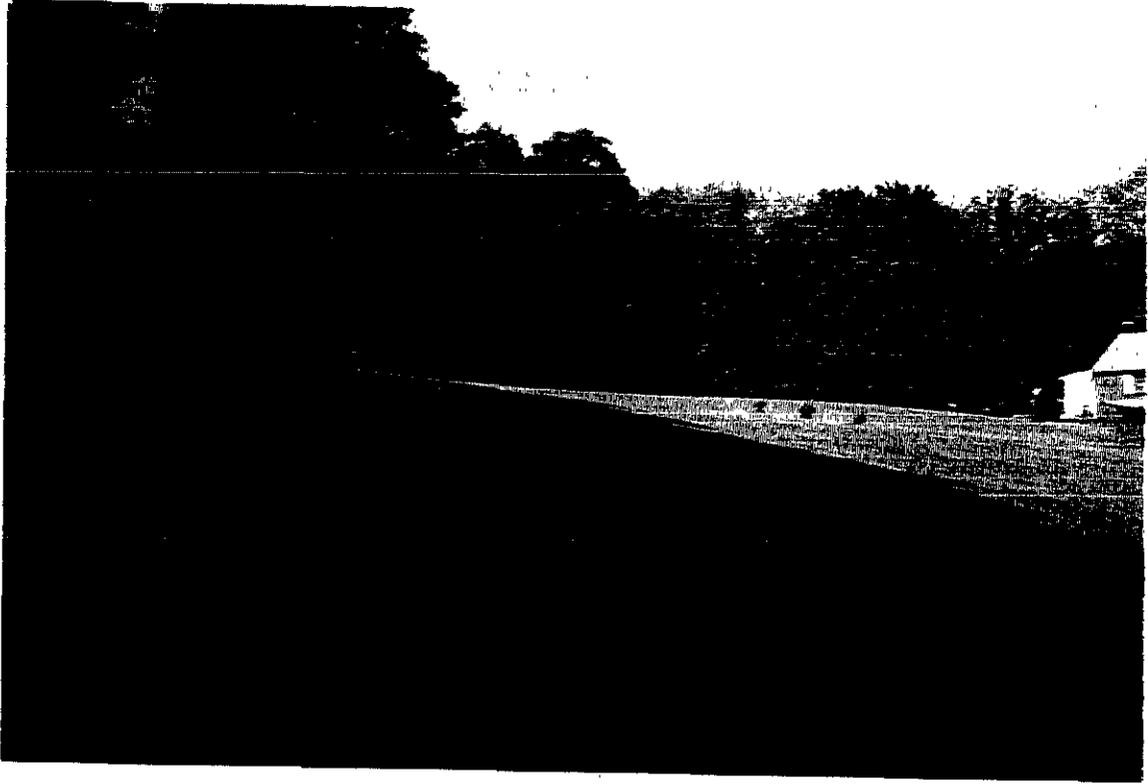
99-427-SPH

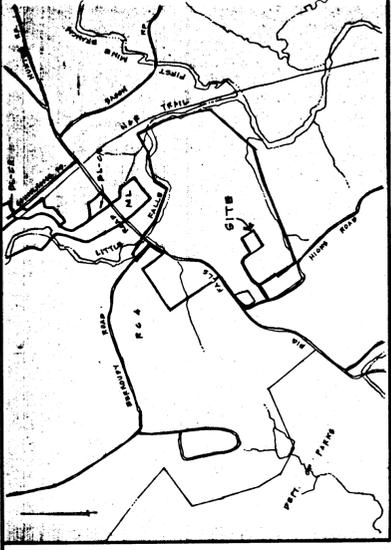
99-427-5PH  
photographs

Per. 2A-2F  
dx.



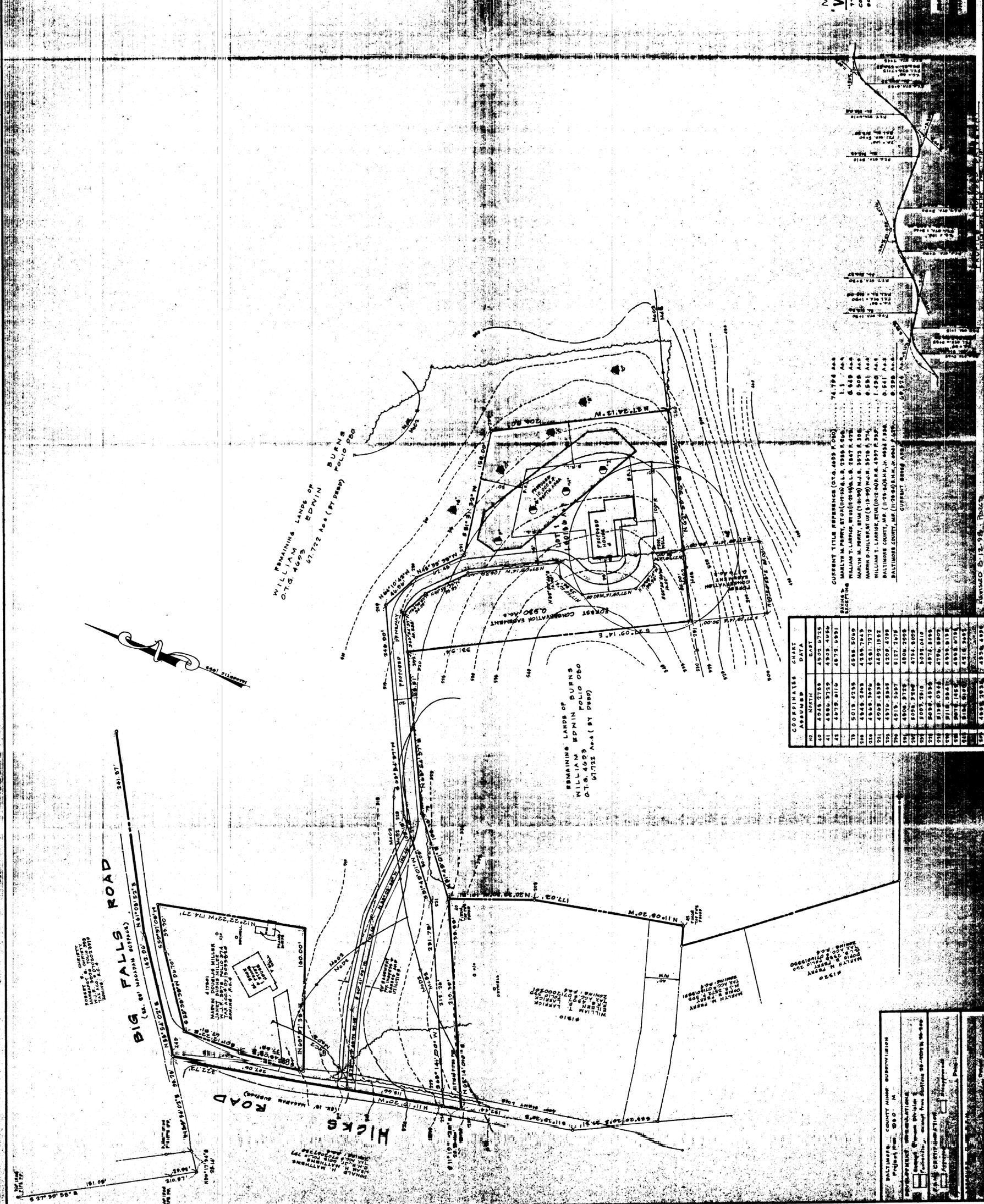






VICINITY MAP 1:10,000

- NOTES:**
1. CURRENT TITLE REFERENCE: DEED REFERENCE: O.T.G. 4699 FOLIO 080  
OWNER: WILLIAM EDWIN BURNS  
GRANTEE: RUTH A. TRACER
  2. CURRENT ZONING CLASSIFICATION: R.O. 4 (PART OF THE SCALE BEING MAP 1999A)
  3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTO. CO. 200 SCALE TOWN MAP NUMBER 1999A
  4. SOILS MAP: 0 60,324 A-1 (PTSD) NET AREA: 1,08,924 A-1 (PTSD)
  5. DENSITY CALCULATION: 0.97324 A-1 (PTSD) = 15 LOTS
  6. WATERSEWER: LITTLE FALLS
  7. SUBDIVISION: N/A
  8. REGIONAL PLANNING DISTRICT: 301 A
  9. SCHOOL DISTRICT: B4 (SEVENTH DISTRICT)
  10. TAX MAP: 17 FLOOR: 25 PARCEL B4
  11. TAX ACCOUNT: 0702008178
  12. THERE ARE NO WELLS AND/OR SEPTIC LOCATED WITHIN 100 FEET OF SITE UNLESS OTHERWISE SHOWN HEREON.
  13. PROPERTY SHOWN HEREON HAS NO ZONING HISTORY.
  14. THERE ARE NO UNDERGROUND PULP OR FERTICIDE TANKS ON SITE UNLESS OTHERWISE SHOWN HEREON.
  15. ALL SITE RUN-OFF MUST BE CONVERTED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
  16. TOTAL AREA OF PROPOSED LAND DISTURBANCE: 21,300 SF
  17. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 20 PERCENT OF CLEARED AREA AND CONVERTED AS SHEET PLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
  18. PROPOSED IMPERVIOUS AREAS SHOULD BE LIMITED TO 20 PERCENT OF CLEARED AREA AND CONVERTED AS SHEET PLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
  19. ADDITIONAL SUBDIVISION OF THESE PARCELS AND/OR LOTS MAY REQUIRE SEPARATE CONVEYANCES TO THESE PARCELS AND/OR LOTS MUST BE CLEARED, GRADED AND SET FREE OF ANY OBSTRUCTIONS.
  20. AREAS BETWEEN EIGHT LINES AND CURB LINES MUST BE CLEARED, GRADED AND SET FREE OF ANY OBSTRUCTIONS.
  21. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE NOVEMBER 9, 1909. THE DEVELOPER'S SURVEYOR CONFIRMS THAT THE PART OF HIS KNOWLEDGE, NO PART OF THE GROSS AREA OF THIS PROPERTY, AS SHOWN HEREON, HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
  22. PROPOSED HOUSE IS TO BE A SINGLE FAMILY RESIDENCE.
  23. EXISTING HOUSE IS AND WILL REMAIN A SINGLE FAMILY RESIDENCE.



COORDINATES CHART	
NO.	COORDINATES
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**MINOR SUBDIVISION PLAN OF THE  
WILLIAM EDWIN BURNS PROPERTY**

7TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
DATE: JUNE 9, 1998  
SCALE: 1" = 50'

PREPARED BY:  
**ALSNYDEN  
SURVEYORS**  
101 HANOVER PIKE  
HAGERSTOWN, MD 21740  
PHONE: 410-391-1111  
FAX: 410-391-1112

BALTIMORE COUNTY MINOR SUBDIVISION  
Project No. 080 M

APPLICANT: [ ]  
SUBDIVISION: [ ]  
DATE: [ ]

APPROVED BY: [ ]  
DATE: [ ]